



Hawkesbury City Council

ordinary
meeting
business
paper
supplementary

date of meeting: 9 October 2001

location: Council Chambers

time: 7:30pm

ORDINARY MEETING

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SUPPLEMENTARY AGENDA

- SECTION 4 - Reports for Determination

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for determination

ITEM: 127 **Truck Depot - Lot 3 DP235807, 82 Midson Road, Oakville**

FILE NUMBER: MA0398/01/EVD/ORJ09LBX.V11

PREVIOUS ITEM: 90, GPC Section 1 - Environment (25.09.2001)

PREVIOUS ITEM: 122, Ordinary (09.10.2001)

REPORT:

The Council in determining this matter at the General Purpose Committee on 25 September 2001, requested that a meeting be arranged between the applicant, neighbour and Councillors prior to the next General Purpose Committee.

This report provides details of the meeting and agreements reached between the applicant and neighbour.

The meeting was held on Thursday 4 October 2001 and was attended by:

Mr and Mrs Sheridan (applicant)
Mr and Mrs McCahill (neighbour)
Councillors Conolly, Rasmussen, Davies and Woods
An apology was received from the Mayor

The meeting discussed a range of matters relating to the proposed truck depot and conditions of approval recommended in the General Purpose Committee report.

The main issues discussed involved:

- Landscaping for the property adjacent to the shed and neighbours property.
- Water from the driveway and shed not being diverted onto Mr and Mrs McCahills property.
- Additional conditions for the wash bay area.
- Clarification of conditions contained in the General Purpose Committee report.

The applicant and neighbour had an open frank discussion concerning the above matters and, as a result, agreements and understandings were reached by both parties. The agreements reached involved:

- The extent of landscaping adjacent to the shed be increased as shown on the plan attached to the report. The plantings to be implemented 2 (two) metres from the property boundary. Suitable scale and size of plants be used to provide an appropriate visual screen.
- Water from the driveway and shed not be diverted onto Mr and Mrs McCahill's property but toward the dam at the rear of the property.

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- Suitable additional conditions be imposed for the wash bay as recommended in the additional report contained in the Business Paper.
- Clarification of operating conditions.
- Agreed that the mobile crane be parked in the shed or on the southern side of the property adjacent to the pre-school.
- Within the 90 (ninety) day period in which all trucks are to be parked inside the shed or on the southern side of the pre-school, all vehicles are to be parked immediately adjacent to the dwelling/garage.
- Condition 8, the word “maximum” be replaced with “average”.
- Condition 11, delete “washing or”.

A copy of the minutes for the meeting is being distributed to all parties.

RECOMMENDATION:

That the following conditions be amended to reflect the agreements reached at the meeting:

3. Within 14 (fourteen) days of this consent a landscaping plan is to be provided to Council for approval. The plan is to show the landscaped area as shown on the amended approved plan as well as the provision of species endemic to the area that upon maturity will reach a height of at least the ridgeline of the shed. The plants are to be located a minimum of 2 (two) metres from the property boundary.
7. Within 180 (one hundred and eighty days) of the date of this consent the driveway to the shed and associated turning areas is to be provided with a sealed pavement. Details of proposed works including drainage are to be submitted to Council for approval prior to construction. In this regard, the water from the driveway is not to be directed onto adjoining properties. The pavement is to be maintained at all times to the satisfaction of Council.
8. An average of 16 (sixteen) truck movements associated with the truck depot are to occur per week. The holder of this consent is to keep a diary of vehicle movements that is to be presented to Council upon request.
11. No servicing (other than checking water levels and tyre pressures, and changing/checking oil, lubricants, coolants) of vehicles associated with the truck depot is to occur on site.

ATTACHMENTS:

AT-1 Amended landscape area

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Amended landscape area

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